

**Ranch II Board of Directors**  
**May 26, 2026, Meeting Minutes**  
**ROA Clubhouse**  
Approved on 6/29/26

President Sheri Krueger Dix called the meeting to order at the Riversbend Owners Association Clubhouse at 7:00 p.m. with a recitation of the Pledge of Allegiance. The Secretary conducted roll call of the Board; all Board members are present, except for Don Rahn, who is excused.

**President Announcements:** (Sheri Krueger Dix)

- The pools are open; Clubhouse Pool heater is working & North Pool heater is under repair. The North Pool bathroom has been painted, thanks to Randy Wolff & team.
- Capital Reserve Study is being conducted by the Master Board.

**Secretary's Report & Approval of Last Meeting Minutes:** (Vicky Ostry)

The draft April 27, 2026, meeting minutes were forwarded electronically to all Board members for review prior to this meeting. Vicky made a motion to approve the minutes; the motion was 2nd and passed.

**Treasurer's Report & Approval:** (Sheri for Don Rahn). This is a partial report, no copy provided to Board members; final will be posted to PayHOA.

- Income - \$40,733.00
- Expenses - \$6,147.00

We have changes to the reporting process that Sheri will review with Don Rahn this week. No savings or checking account balances were reported. We will go through both April & May reports next month. Vicky made a motion to approve the partial Treasurer's report. The motion was 2nd and passed.

**Committee Reports:**

- Roof Committee (Jeanne Hagner, Chair) – Jeanne received an update via email this morning from SJS Roofing. Our roofing project has been pushed back to late June/early July due to the wet spring causing delays on preceding jobs. Per SJS, the shingles scoped for our project are CertainTeed Landmark Pro shingles, which have a 50-year manufacturer warranty. Our roof consultant, Ron Dorszynski, advised any cracked roof rafters will be addressed when the roof is replaced by “sistering” the rafters to strengthen them. Ron will not retire on 6/30/26 as expected. He will be here to monitor & inspect our roof project.
- Social Committee (Ken Christian, Chair) -- Ken reported on several upcoming Ranch 2 social events including the 5/30/26 Potluck Driveway Round Robin, 6/18/26 Ladies Luncheon & the advent of Pickleball two times monthly beginning in June. The Book Club meets on the 4<sup>th</sup> Thursday of each month. Check PayHOA for more details on events. We have collected over 700 lbs. since 1/1/26 for our Bag for Benches program. After we collect the 1,000 lbs. needed for the 2<sup>nd</sup> bunch, Ken thinks we will take a break until the beginning of 1/1/27. Denise Scherrer reported she recently delivered three Welcome Bags to new residents & will deliver two more soon. Denise invited owners to donate craft items for the Welcome Bags.
- 2026 Spring Inspection Committee (Dick Biank, Chair) – Dick Biank gave an overview of the 2026 efforts: evaluating the windows and sump pump drainage & grading around the units. Dick divided the Ranch 2 units into about 5 groups of ~20 each for the teams working on the evaluations. Sheri added that the Board is considering replacing the six lamp posts that are the responsibility of Ranch 2 with black power-coated metal posts. We think the current lights are in good enough shape to continue using them but will investigate that. If the lights need to be replaced, we will have to budget for it in 2027.

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- Sheri added that also under consideration is a revision to our window standards, which were last reviewed was at in 2022. The Board met last week in a Special Meeting & determined the standards should be reviewed every three years, to ensure they are up to date. We will also look at any other procedures that need to be reviewed. A schedule will be set up.

**Old Business (Sheri Krueger Dix)**

- Sheri reported she will meet with Matt this week to go over all the Maintenance Requests. We are behind because manpower has been down. Sheri will reach out to owners to respond with status.
- Window replacements were approved for D-63; D-98 is pending for vendor confirmation of meeting our standards. We will document windows that don't meet current standards & determine what we will do about that. Owners should give vendors our standard when you begin collaborating with the vendor.
- Two driveways were replaced: D48 & D75. Replacements were completed faster than expected and look good.
- Foundation work was completed at D-67 & D-68. Owner of D-68 remarked they were very happy with the work done by Gaidish Foundations.
- The Board Roles document was updated. It contains the updated committee chairpersons & members, tasks by role & routing Board-driven tasks. This document will be posted to PayHOA with the Ranch 2 documents.

**New Business (Sheri Krueger Dix)**

The Request for Approval Form & instructions were finalized & are posted on PayHOA.

**Remarks from Owners:**

Lynne Farrell, D92 – Do we have summer hires? Trimming isn't being done. Vicky advised we have had success hiring. One person started a couple of weeks ago & another started today. A third will start in June. Sheri & Vicky will both mention to Matt that owners aren't seeing satisfactory results from trimming.

Jeanne Hagner, D17 – 1. When/if lamp posts are replaced, will that require a Master Electrician? Vicky/Sheri: not if they use the same wiring. If new wiring/new outlet is required, we will hire a Master Electrician to do that work. 2. When will Mulberry Ct sign be put back up? Sheri will talk to Matt tomorrow & get a timeline. This will be the first of the "new" lamp posts to be installed.

Yvonne Gordon, D6 – Have we fertilized the lawns yet? Sheri replied that this was discussed at the last Master Board meeting & we don't think TruGreen has been here yet in 2026.

Ginny Henkel, D-10 -- It's too late for the spring weed & feed. We should skip the spring & just do the fall. Re trimming, the grass under her divider is tall & touching the boards. It hasn't been trimmed recently. Re decorative grasses in the planting beds: these grasses aren't low maintenance; think about planting something else rather than decorative grasses. Vicky & Sheri will discuss at the Master Board Building & Grounds Committee meeting. Ginny saw nightshade near the North Pool, where they pulled out evergreens. It's in a couple of areas. Vicky will follow up with Ginny to see what/where it is.

Cindy Schwartz, D47 – Trimming is being done but still more to do & improvement needed, mentioned grass by D-46 front door is 1' tall. When inspecting the lamp posts, you need to push on them to make sure they are steady, in addition to looking at them for being straight. For future years, she suggests we inspect the garage foundation corners. They are cracked & you can sometimes see light through the cracks. This issue may be the cause of driveway issues. Re roof consultant, confirmed that Ron D is staying on to the end of our 2026 roofing project & that Building Envelope Consultants will shadow Ron this year & continue to consult with us re the roofs going forward.

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Dick Biank, D105 – He believes the mower is setting the blade too high because some of the grass is already going to seed.

Ginny Henkel, D-10 – Are the downspouts being put back up by maintenance team after mowing is complete or do owners do that? Staff should be putting them up. Ginny critiqued the rut in Town Home that occurred during the flood last year & should be repaired.

Ken Christian, D-14 – He is putting the downspouts down at the end of the day.

RaeAnn Van Goethem, D-59 – sometimes the downspouts are put elsewhere. She doesn't know where hers is.

Denise Sherrer, D7 – Asked why Sal Cannizzo left. Vicky advised his resignation said he couldn't do the work, it's much more physical than he expected.

Lesia Matthis made a motion to adjourn the meeting. The motion was 2nd & passed. Meeting adjourned at 7:44 p.m.

**Owners in Attendance:**

D-06 – Yvonne Gordon

D-07 – Denise Scherrer

D-10 – Ginny Henkel

D-14 – Ken & Kathy Christian

D-15 – Deb Anderson

D-17 – Bob & Jeanne Hagner

D-22 – Sue Lazarski

D-36 – Randy & Karen Wolff

D-47 – Cindy Schwartz

D-55 – Rick Akeson

D-59 – Rae Ann Van Goethem

D-76 – Brittany Grefig

D-92 – Lynne Farrell

D-105 – Dick Biank

Minutes submitted by Vicky Ostry, Secretary